

LOT 38 IN OR 936/693
SEA GROVE PB 6/152-154

REISNER ROBERT F
2751 JEAN LAFITTE DRIVE
FERNANDINA BEACH, FL 32034-4834

2024

00-00-31-1676-0038-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	7	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

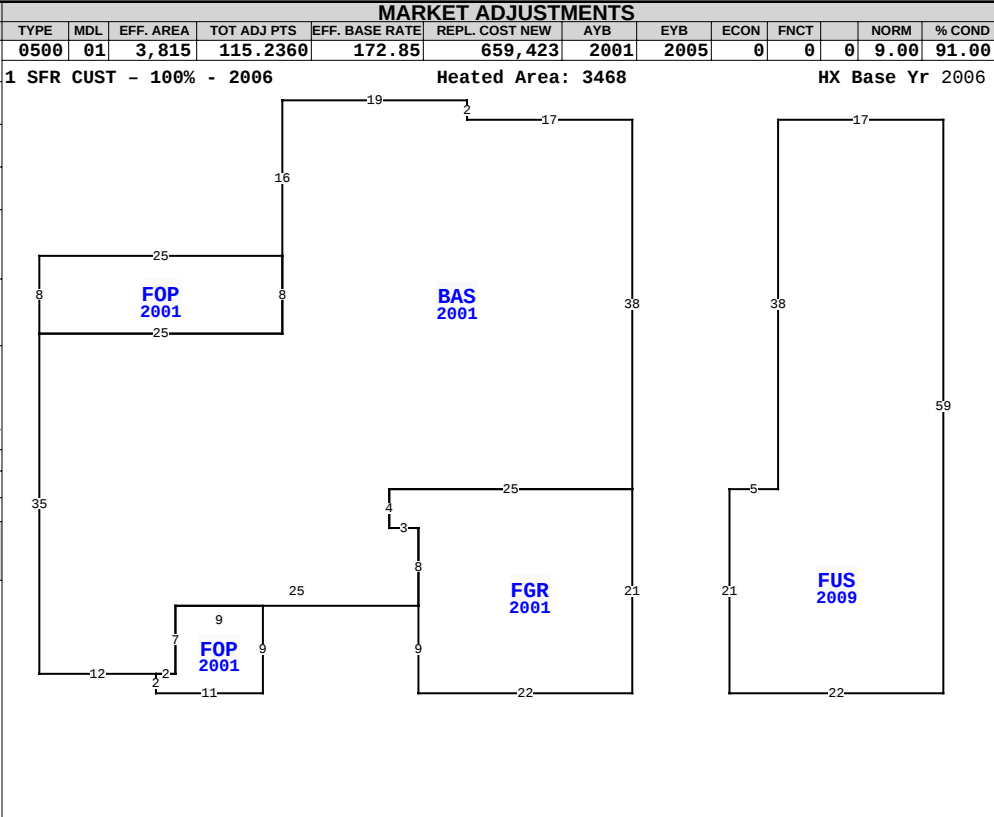
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1080.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,360	100	2,360	371,213
FGR	474	55	261	41,054
FOP	85	30	26	4,090
FOP	200	30	60	9,438
FUS	1,108	100	1,108	174,281

TOTALS	4,227		3,815	600,075
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0855	CONC PAVER	0	100	0	0	110.00	SF	7.00
3	0855	CONC PAVER	0	100	0	0	1,530.00	SF	7.00
4	0810	CONCRETE A	0	100	0	0	144.00	SF	6.50
5	0810	CONCRETE A	0	100	17	4	68.00	SF	6.50
6	0855	CONC PAVER	0	100	36	3	108.00	SF	7.00
7	0819	CONC 12"	0	100	8	6	48.00	SF	9.50
8	1242	WD DECK A	0	100	3	3	9.00	SF	11.00
9	1241	WD DECK G	0	100	4	4	16.00	UT	11.50
10	0861	POOL GUNIT	0	100	0	0	345.00	SF	85.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-1	0.00	0.00	1.00



2751 JEAN LAFITTE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	08/01/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	
2	0855	CONC PAVER	0	100	0	0	110.00	SF	7.00	7.00	100	2017	2017	3	97	747	
3	0855	CONC PAVER	0	100	0	0	1,530.00	SF	7.00	7.00	100	2017	2017	3	97	10,389	
4	0810	CONCRETE A	0	100	0	0	144.00	SF	6.50	6.50	100	2017	2017	3	97	908	
5	0810	CONCRETE A	0	100	17	4	68.00	SF	6.50	6.50	100	2017	2017	3	97	429	
6	0855	CONC PAVER	0	100	36	3	108.00	SF	7.00	7.00	100	2017	2017	3	97	733	
7	0819	CONC 12"	0	100	8	6	48.00	SF	9.50	9.50	100	2001	2001	3	80	365	
8	1242	WD DECK A	0	100	3	3	9.00	SF	11.00	11.00	100	2001	2001	3	20	20	
9	1241	WD DECK G	0	100	4	4	16.00	UT	11.50	11.50	100	2001	2001	3	29	53	
10	0861	POOL GUNIT	0	100	0	0	345.00	SF	85.00	85.00	100	2001	2001	3	27	7,918	

TOTAL OB/XF													24,537		
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	2			

NASSAU COUNTY PROPERTY										PAGE 1 of 2					2
VALUATION SUMMARY															
VALUATION BY										STANDARD					
Tax Group: 2										Tax Dist:					
BUILDING MARKET VALUE										600,075					
TOTAL MARKET OB/XF VALUE										53,763					
TOTAL LAND VALUE - MARKET										225,000					
TOTAL MARKET VALUE										878,838					
SOH/AGL Deduction										388,280					
ASSESSED VALUE										490,558					
TOTAL EXEMPTION VALUE										50,000					
BASE TAXABLE VALUE										440,558					
TOTAL JUST VALUE										878,838					
NCON VALUE										0					
INCOME VALUE															
PREVIOUS YEAR MKT VALUE										854,086					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171332	SCRNENC	12,220	05/03/2017
20131003	SCRNENC	9,850	05/07/2013
20091610	NEW CONSTR	1,500	11/24/2009
20091472	REMODEL	4,620	10/28/2009
20091335	ADDITION	100,000	10/02/2009
20091253	DEMOLITION	3,000	09/17/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0936/0693	6/13/2000	WD	Q	V		67,500	
GRANTOR: BRYLEN HOMES							
GRANTEE: REISNER ROBERT F							
0936/0691	6/13/2000	WD	U	V	19	39,700	
GRANTOR: RIVER OAKS JOINT VENT							
GRANTEE: BRYLEN HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2001] W17 N2 W19 S16 FOP=[YR=2001] W25 S8 E25 N8 \$ S8 W25 S35 E12 FOP=[YR=2001] S2 E11 N9 W9 S7 W2 \$ E2 N7 E25 FGR=[YR=2001] S9 E22 N21 W25 S4 E3 S8 \$ N8 W3 N4 E25 N38 \$ PTR=E15 FUS=[YR=2009] S38W5S21 E22 N59 W17\$ W15\$.									

SEA GROVE PB 6/152-154

2751 JEAN LAFITTE DRIVE

2024

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